



office
Experience Great Solutions®

REAL ESTATE OPINION

8/30/2015

SUBJECT PROPERTY: 1064 Finny Avenue, Blacklick, Ohio 43004

OWNER Timothy Kulich

TAX CARD VALUE \$158,100

PROPERTY DESCRIPTION:

3 Bedroom 2.5 Bath Built 2005 Ranch
1960 Square feet 2 Car Attached Garage
Slab Basement City Lot

COMPARABLE HOME SALES:

1063 Garey Valley, Blacklick, Ohio 43004

3 Bedroom 2.5 Bath Built 2008 Ranch
2024 square feet 2 Car Attached Garage
Slab Bsmt City Lot

Notes: Great condition.

SOLD 7/2/2015 \$147,706

7875 Asheden Drive, Blacklick, Ohio 43004

3 Bedroom 2.5 Bath Built 2010 2 Story
1832 square feet 2 Car Attached Garage
Slab Basement City Lot

Notes: Great condition.

SOLD 4/21/2015 \$143,000

7907 Asheden Drive, Blacklick, Ohio 43004

3 Bedroom 3 Bath Built 2010 2 Story
1892 square feet 2 Car Attached Garage
Slab Bsmt City Lot

Notes: Great condition, upgraded finishes.

SOLD 7/24/2015 \$152,000

COMMENT:

The owner indicates the dormer window needs replaced on the front of the home. The flooring needs replaced and possibly some subflooring. The driveway needs replaced and there is water damage from a leak in the dryer line. Upon comparing both the current homes on the market and those that have sold, both positively and negatively adding for features, I would place a value on the above mentioned property at **\$135,000**. This is strictly an opinion based on the particulars of the home. This value is based on the home being in at least "Fair" condition.

Tara Krotzer
Equity, Inc.